

Pre-CERCLA Screening Assessment

Prepared for U.S. EPA under Cooperative Agreement with California Department of Toxic Substances Control

Site Name: Arnold Engineering/Universal Molding

SEMS ID: CAN000900306

Address: 1551 East Orangethorpe Ave

City: Fullerton

State: CA

Zip: 92831

Cooperative Agreement PA/SI COOPERATIVE AGREEMENT
Name and Number: CA DEPARTMENT OF TOXIC SUBSTANCES CONTROL
ID #: 00T14601-1 7/1/14 TO 6/30/15

California DTSC Liaison: Gimeno-O'Brien, Alice

California DTSC Project Manager: Abbasi, Rafat

California DTSC GSB Liaison: Neal, Greg

U.S. EPA Site Assessment Manager: Hoang, Kim

Decision and Concurrence

Final Site Status: PA Start Needed

Electronically Signed by: Kim Hoang
EPA Site Assessment Manager
05/26/2015

Nicole Moutoux
Chief, Site Assessment and Brownfields Section
05/27/2015

LIST OF ACRONYMS

BGS	Below Ground Surface
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CWS	California Water System Company
DTSC	Department of Toxic Substances Control
EHS	Kern County Environmental Health Services Department
EPA	United States Environmental Protection Agency
GSB	Geological Services Branch (DTSC)
HRS	Hazard Ranking System
HWTS	Hazardous Waste Tracking System
MCL	Maximum Contaminant Level
mg/kg	milligrams per kilogram
NPL	National Priorities List
PA	Preliminary Assessment
PCE	Tetrachloroethylene
PCS	Pre-CERCLA Screening Assessment
ppm	Parts per million
ppb	Parts per billion
RCRA	Resource Conservation and Recovery Act
RCRAInfo	Resource Conservation and Recovery Act Information
RSL	Regional Screening Level
RWQCB	Regional Water Quality Control Board
SARA	Superfund Amendments and Reauthorization Act
SEMS	Superfund Enterprise Management System
SPS	Sierra Process Systems site
TCE	Trichloroethylene
TPH	Total Petroleum Hydrocarbons
UST	Underground Storage Tank
VOC	Volatile Organic Compound
µg/L	microgram per liter

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Part A. Decision Documentation

1) Core Information

SEMS Site Name: Arnold Engineering/Universal Molding

SEMS EPA ID: CAN000900306

Street Address: 1551 East Orangethorpe Ave

City: Fullerton

County: Orange

CADTSC Regional Office: Cypress

Envirostor Project Code: 60002048

Envirostor Site Name: Arnold Engineering

Envirostor ID: 60002048

Geotracker Site Name: Fullerton Business Park

Geotracker ID: SLT8R2213999

Land Use: Industrial

Latitude: 33.861159 *Longitude:* -117.900833

2) Site History

Current Operations

Currently Operational: Yes

Current Owner: Mr. Dominick Baione/ Universal Molding

Current Operator: Mr. Dominick Baione/ Universal Molding

Operational Activities: Aluminum extrusion, metal precision rolling

Dates of Current Operations: 2007

Historical Operations

Previous Owners: Alan Needle Trust (acquired 1995)

Previous Operator:

Operational Activities: unknown

Dates of Previous Operations: unknown

Historical Operations

Previous Owners: Red Eagle Properties (1994)

Previous Operator: Red Eagle Properties (HWTS records)

Operational Activities: unknown

Dates of Previous Operations: 1994

Historical Operations

Previous Owners: McLachlan Investment Company (acquired from Arnold Engineering in

Previous Operator: Arnold Engineering (HWTS records indicate Arnold Engineering

Operational Activities: machine part components, sheet metal components, bench assemblies,

Dates of Previous Operations:

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3) Agency Involvement

Lead Agency

Current Site Lead Agency: Orange County Health Care Agency
Current Site Lead Contact: Geniece Higgins

U.S. EPA

No known involvement known at the Site

DTSC

DTSC Point of Contact: Rafat Abbasi
Last DTSC Action/Order: None Year Completed: N/A
Action/Order Link: None
Details:

RWQCB

RWQCB Point of Contact: Debi Ney
Last RWQCB Action: Case closure letter from Orange Co Year Completed: 12/15/1995
RWQCB Action Link:
Details:

RCRA

RCRA Status: Inactive
RCRA ID: CAT000624668
Details: HWTS search shows Arnold Magnetism and Electronics generated 14.6 t

Other Agency Involvement

Agency: Orange County Health Care Agency
Investigation Type: Site investigation and remedial action Year Completed: 08/01/2013

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4) Pathways and Contaminants

Pathway of concern:

Primary: Air

Secondary: Groundwater

*Most Significant Contaminant of
Concern (CoC):* Tetrachloroethylene

Other Contaminants: Trichloroethylene
1,1 Dichloroethane

Source of CoC information: Orange County Health Care Agency Files

Hazardous Materials Used: Waste oil, organic solids, unspecified solvents, tank bottom, photo-chemical waste

*Hazardous Materials Manifested
or disposed (per HWTS):*

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Part B. GIS Data Package

1) SPGIT Priority

- a. Is the site in a SPGIT Priority Area? Yes
 (i). If Yes, what is the site's SPGIT Quad Priority Level? 3
 (ii). If Yes, what is the site's SPGIT Quad Priority Ranking? 131
 b. Is the site within a mile of a SPGIT Priority Area? Yes

E: 73

SW: 184

2) Groundwater

- a. What is the prevailing groundwater flow direction? West
 b. How many active drinking water wells are within a 4 mile radius of the site? 56
 (i). What is the distance of the nearest drinking water well (in feet)? 1022
 (ii). What is the direction of the nearest drinking water well? Northwest
 c. How many contaminated drinking water wells are within a 4 miles radius? 45
 (i). Of the wells within the 4 mile radius, what is the distance of the nearest contaminated well from the site (ft)? 2822
 (ii). What key contaminants are in the nearest impacted drinking water well? Trichloroethylene Tetrachloroethylene
 (iii). Approximate number of people served: 137367
 (iv). Site is a suspected source of groundwater contamination: Unknown
 d. Is the site within a known groundwater contamination plume? Yes
 (i). What key contaminants are found in the plume? Trichloroethylene Tetrachloroethylene
 e. Are any groundwater contamination plumes within one mile upgradient from the site? Yes
 (i). What key contaminants are found in the upgradient plume? Trichloroethylene Tetrachloroethylene
 f. Are any groundwater contamination plumes within one mile downgradient from the site? Yes
 (i). What key contaminants are in the downgradient plume? Trichloroethylene Tetrachloroethylene
 1,1-DCE 1,1-TCA

3) Surface Water

- a. Is the site a potential source of contamination to surface water? No
 b. Is Surface water used for drinking water within 15 miles of the site? No
 (i). Public / commercial supply
 (ii). Private supply
 (iii). Approximate number of people served by the surface water:
 (iv). Details/additional information:
 c. Health advisory for consuming fish No
 d. Is surface water within 15 miles of the site is used for recreational or commercial fishing? Yes
 e. Is Surface water within 15 miles of the site provides habitat for sensitive species? Yes
 f. Is the site a suspected source of surface water contamination? No
 g. Details, description and references: Pacific Ocean is located ~14.5 miles SW

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4) Soil

- a. Is the site centroid within 400' of soil exposure targets (schools, daycare centers, residences, workplaces)? Yes
- b. Is the site centroid within 200' of soil exposure targets (schools, daycare centers, residences, workplaces)? Yes
- (i). What are the soil exposure targets? Workplaces
- c. Is there an adjacent soil contamination site? Unknown
- (i). What are the key contaminants found in the adjacent sites?

5) Sensitive Environments

- a. Is the site within one-mile of a downgradient surface water body? Yes
- b. Is the site within one-mile of a downgradient wetlands? No
- c. Are any sensitive species known to inhabit the site vicinity? Yes

6) Nearby Sites

- a. Are there RCRA generators with manifest data within one mile of the site that may have potential key contaminants in common with the site? Yes
- (i). What are the suspected key contaminants? Trichloroethylene (TCE) Tetrachloroethylene (PCE) 1,1-DCE
- b. Are there DTSC cleanup sites within one mile of the site? Yes
- c. Are there active RWQCB sites within one mile of the site? Yes
- d. Are there active USEPA Non-NPL sites within one mile of the site? Yes
- e. Are there active USEPA Superfund Cleanup sites within one mile of the site? No

7) Interpretation of Part B

The site lies within SPGIT area 131, areas 73 and 184 are located adjacent to the east and southwest respectively. Reported site related constituents of concern include VOCs (PCE, TCE, 1,1-DCE and 1,1,1-TCA). Available information indicates groundwater flow direction in the vicinity is generally westerly with variation to the northwest and southwest. Approximately 55 existing drinking water wells are located within 4 miles of the site with a mix of active raw, treated and standby designations. An additional 24 wells have been destroyed for unknown reasons. The DPH well histograms provided are for a well located approximately 2,822 feet east/northeast of the property displaying PCE and TCE impacts. Sensitive species located in the vicinity of the site include the *Dudleya multicaulis*. The subject site appears on the HWTS database under the name Arnold Magnetics and Electronics as well as Universal Molding, International Window, Eld En Collections and Red Eagle Properties and records of California and RCRA waste generation are included. The site is part of the existing Fullerton Business Park however, based upon aerial photos, the current operations at the site are unclear.

Part C. Initial Triage Recommendation (DTSC)

The former Arnold Engineering site ("the Site") occupies approximately 4.6 acres and is located in a commercial/industrial area at 1551 East Orangethorpe Avenue in Fullerton, California. The Site is currently known as "Fullerton Business Park." At present, it contains office buildings/warehouse and is occupied by multiple tenants including Universal Molding and International Window Corporation. Universal Molding Company acquired the Site in 2007 from Alan Needle Trust. Universal Molding Company specializes in aluminum extrusion, metal and roll forming operations. Red Eagle Properties sold the Site to Alan Needle Trust in 1995. McLachlan Investment Company acquired the Site from Arnold Engineering in 1984. Arnold Engineering manufactured and supplied aerospace structures to the commercial and military aerospace industry. According to hazardous waste manifest records, Arnold Engineering continued to operate at the Site until 1993.

In 1992, the Site owner notified the Orange County Health Care Agency (OCHCA) that a tenant had abandoned their location at the Site and waste material including paints, solvents, and acids were improperly stored. Approximately 100,000 gallons of non-hazardous standing water was present at the Site and was discharged appropriately. The resulting potentially hazardous materials were placed in empty drums for testing and appropriate disposal.

The OCHCA is the lead agency. In 1994, clarifiers located on the southeast side of the warehouse in the northeast portion of the Site were removed. The sampling conducted after the removal of clarifiers indicated that soil had been impacted with tetrachloroethylene (PCE) and hydrocarbons. Under the oversight of OCHCA, a soil vapor extraction (SVE) system intermittently operated from 1995 to 2011. After numerous sampling events in 2005, 2007, 2009, and 2010, to evaluate the effectiveness of the SVE system, PCE and trichloroethene (TCE) continued to show detections in soil gas. The SVE system continued to operate at the northern part of the Site in 2011. A subsequent round of soil vapor verification sampling on 2011 showed significant decline of PCE, TCE, and 1,1-dichloroethene (1,1-DCE) in soil gas. The highest PCE, TCE, and 1,1-DCE concentrations in 2011 were 206 ug/l, 14.6 ug/l, and 12.8 ug/l respectively. The industrial screening values for TCE and PCE in soil gas are 0.48 ug/l and 2.08 ug/l, respectively. At this time, no work is being conducted at the Site because of a lawsuit between owner and their contractor.

Review of the Hazardous Waste Tracking System information indicates that the current operator generates hazardous waste including waste oil, organic solids, unspecified solvents, tank bottom, photo-chemical waste, chromium, non-halogenated solvents, corrosive and ignitable waste.

Information from adjacent property indicates groundwater flow direction in the vicinity is generally westerly with variation to the northwest and southwest. Approximately 55 existing drinking water wells are located within 4 miles of the site with a mix of active raw, treated and standby designations. An additional 24 wells have been destroyed for unknown reasons. A drinking water well, located approximately 2,800 feet east/northeast of the Site, shows PCE and TCE contamination. The Site is located within a known groundwater contamination plume and is a suspected source of regional groundwater contamination. The groundwater plume exists both upgradient and downgradient of the Site. The upgradient plume has shown TCE and PCE. The downgradient plume has shown TCE, PCE, 1,1-DCE, and 1,1,1-Trichloroethane. Sensitive species located in the vicinity of the site include the *Dudleya multicaulis* plant, known by the common name of Manystem Liveforever. Work places are adjacent to the Site and the closest residential neighborhood is approximately 0.50 miles north and south of the Site. The closest sensitive population is an elementary school located approximately 0.7 miles northeast of the Site.

Pre-CERCLA Screening Assessment: Arnold Engineering/Universal Molding Project Triage Recommendations and EPA Decision

Part D. Final Triage Recommendation (EPA):

The former Arnold Engineering site ("the Site") occupies approximately 4.6 acres and is located in a commercial/industrial area at 1551 East Orangethorpe Avenue in Fullerton, California. The Site is currently known as "Fullerton Business Park." At present, it contains office buildings/warehouse and is occupied by multiple tenants including Universal Molding and International Window Corporation. Universal Molding Company acquired the Site in 2007 from Alan Needle Trust. Universal Molding Company specializes in aluminum extrusion, metal and roll forming operations. Red Eagle Properties sold the Site to Alan Needle Trust in 1995. McLachlan Investment Company acquired the Site from Arnold Engineering in 1984. Arnold Engineering manufactured and supplied aerospace structures to the commercial and military aerospace industry. According to hazardous waste manifest records, Arnold Engineering continued to operate at the Site until 1993.

Based on the analysis of available information, the Site is eligible for further Federal assessment under CERCLA. OCHCA has been involved in investigation and remediation of the Site and the SVE system; however no work is being performed at this time because of a lawsuit between the owner and their contractor. Groundwater has not been addressed. DTSC recommends that the site remains in EPA's active site universe until the nature of the release or potential release cited in the screening assessment can be confirmed.

EPA agrees with DTSC recommendation and a PA has been started for this site.

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Part E. References

Last Site Assessment Document Date and 9100-3 Decision Document

Last EPA Assessment Type: N/A
Year Completed: N/A

Relevant Well(s) Histogram

Histogram Link: N/A

Envirostor Site Summary

Envirostor Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002048

Last DTSC Action/Order: None
Year Completed: N/A
Action/Order Link: None

Geotracker Site Documents

Geotracker Link: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SLT8R2213999

Last RWQCB Action: Case closure letter from Orange Co Health Care Agency
Year Completed: 12/15/1995

Correspondence, Photos, and
Contact Reports: See Attachments.

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Part F. Site Reconnaissance

Method of Site Reconnaissance: Records Review

Adjacent Properties:

North: Warehouses

East: Warehouse

South: Office building/Orangethorpe Avenue

West: Parking lot

Structures Onsite (e.g. office building, paint booth, repair shop, etc.): Office building/warehouse

Site Surface Description (e.g., visual staining, cracked pavement, etc.): paved with concrete/asphalt

Materials in Stored: Site visit was not performed since owner did not respond to DTSC calls/requests.

Materials in Use: Site visit was not performed since owner did not respond to DTSC calls/requests.

Waste Storage and Potential Hazardous Materials (Specify numbers, volume, and content): Site visit was not performed since owner did not respond to DTSC calls/requests.

Drums: Site visit was not performed since owner did not respond to DTSC calls/requests.

Aboveground Storage Tanks: Site visit was not performed since owner did not respond to DTSC calls/requests.

Underground Storage Tanks: Site visit was not performed since owner did not respond to DTSC calls/requests.

Clarifiers: Site visit was not performed since owner did not respond to DTSC calls/requests.

Transformers Potentially Containing PCBs: Site visit was not performed since owner did not respond to DTSC calls/requests.

Other: